

# Bernard Skinner



35 Arbroath Road, Eltham, SE9 6RR

Guide Price £525,000

- Three bedroom semi
- Quiet side road
- Garage and own driveway
- Update to own taste

In the current household for six decades, this well proportioned three bedroom semi-detached house offers the opportunity to update and possibly extend subject to usual consents. With a through living room with patio doors to the sunny, South facing garden, there is the benefit of an attached garage and driveway. Situated just under a mile from Eltham station, highly regarded St Thomas More RC primary school within quarter of a mile.





## Property Description

### ENTRANCE PORCH

Part glazed front door to:-

### ENTRANCE HALL

Window to front, understairs cupboard, radiator, fitted carpet.

### THROUGH LIVING ROOM

23' 7" into bay x 11' 8" into recess (7.19m x 3.56m)  
Upvc window to front, wooden fire surround and gas coal effect fire and brass fender, further fireplace with open hearth, two radiators, fitted carpet, patio doors to garden.

### KITCHEN

8' 7" x 5' 10" (2.62m x 1.78m) Upvc window to rear, fitted wall and base units, sink unit, wall mounted boiler, radiator, upvc part glazed door to garden.

### FIRST FLOOR

#### LANDING

Window to side, loft access, fitted carpet.

#### BEDROOM 1

11' 9" into recess x 11' 4" (3.58m x 3.45m) Upvc window to front, radiator, fitted carpet.

#### BEDROOM 2

11' 8" into recess x 10' 3" (3.56m x 3.12m) Upvc window to rear, radiator, fitted carpet.







### BEDROOM 3

7' 10" x 6' 2" (2.39m x 1.88m) Upvc window to front, radiator

### BATHROOM

Upvc window to rear, suite comprising panelled bath, wash basin, wc., radiator, fully tiled walls

### OUTSIDE

The sunny, South facing rear garden measures approximately 66', paved area, with steps down to lawn, outside tap, greenhouse and small tool shed.

Own driveway leads to attached garage measures approximately 16' 5" x 7' 5", up and over door

Front garden with lawn and borders.

Preliminary detail

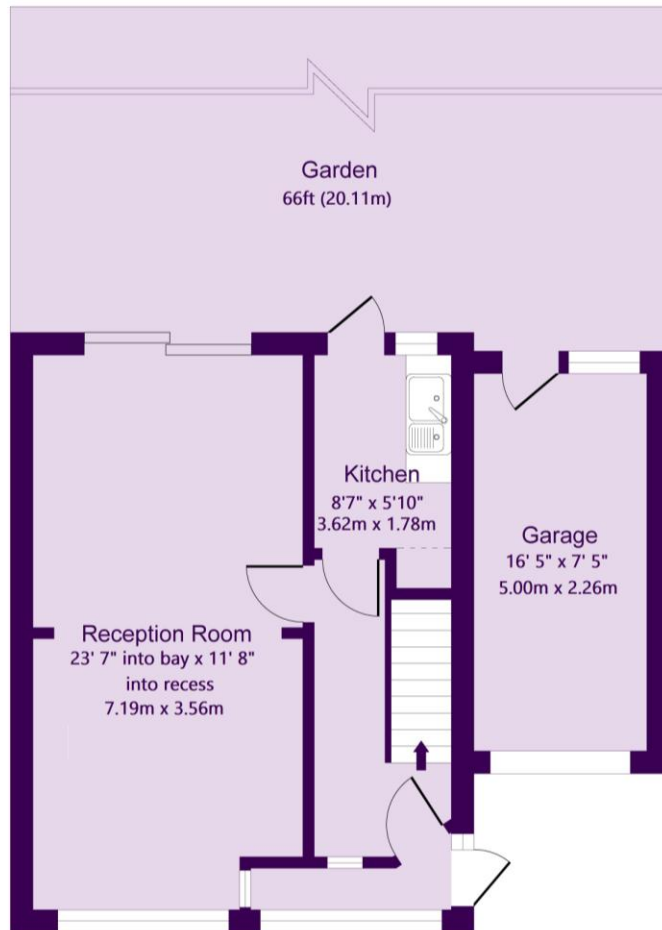
Tenure: Freehold

Council tax band D - £2011.64 pa.

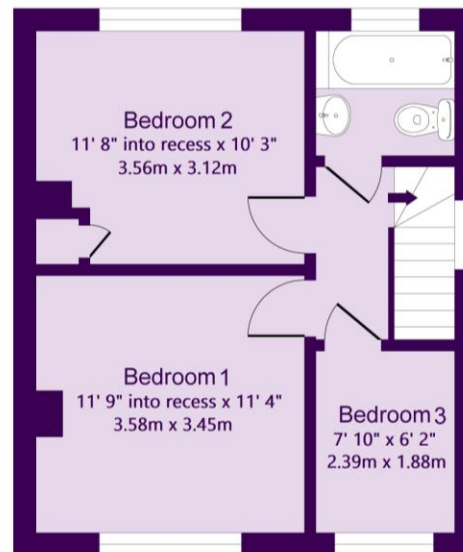


# Arbroath Road, SE9

Total area: Approx. 975.7 sq. feet (90.6 sq metres)



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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